NEW YORK, SUNDAY, JANUARY 16, 1921.

Odd Paragraphs From the PATCHING THE TOE OF MANHATTAN Latest News From City World's Real Estate News

Two colonies of women students at Blackburn College, Carlinville, Ill., are living in two old Pullman sleepers, stranded on the campus. The cars were donated by the Pullman company several years ago and delivered to the college by W. G. Bierd, president of the Chicago and Alton Railroad, who was a member of the board of trustees at the time. Succeeding classes of girl students have made the old sleepers look cosey and homelike.

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House Inscriptions in Japan.

In Japan one can learn a good many things about the resident of a house merely by looking at his door. According to police regulations, says a writer in Chambers' Journal, the entrance to every residence must have a small wooden tablet attached to it. This tableth has the name and the number of the house upon it, and on another tablet is the name of the responsible householder, who, in many cases, is an infant, a younger brother or another relative. Sometimes, though rarely, the name of other occupants are placed over the door, but there is no police regulation which requires it, except in the case of boarding houses, which must place their boarders' names outside for all to see.

A person fortunate enough to possess telephone always has the number proudly displayed over the entrance. Near it there is often a plate which bears the fire insurance mark. Each fire insurance company has its own emblem, which it nails to the lintel when it insures a house. The police often place paper labels on doors. One may certify that the periodical cleaning has taken place, another that the sanitary conditions are satisfactory. Others are in code, known only to the yolice, and

DESCRIBES MERITS OF ECONOMY HOMES Every Prospect for Strong 1921 Market.

of which company the houses are being built.

In contrast with the usual city plan, the houses in Norwood are set back 25 feet from the street, giving a clear space of 110 feet between the houses on the opposite sides, in place of the usual distance of 60 feet. As 50 feet of this 110 feet will be landscaped, a park-like effect will be created.

The terraces in front of the houses, enclosed by a privet hedge and separsted from each other by evergreens and flowering shrubs, give an opportunity for landscaping not possible in the case of city houses as usually designed. Richard Boschuysen, a graduate of the Horticultural College of Holland, is doing the landscaping work in connection with the Norwood operation. Others who are associated with the developers are Walter Hopkins of Warren & Wetmore, architects, who designed the front elevation of each of the houses.

REALTY BOARDS PLAN ANNUAL CONVENTION

All of the real estate boards through-out the country affiliated with the Na-tional Association of Real Estate Boards tional Association of Real Estate Boards are preparing for the 1921 national convention to be held at Chicago, June 12 to 15. It is to be assumed that this is the best time for a gathering of this kind in Chicago, for the national association by its action at the 1930 convention left the matter in the hands of the Chicago Real Estate Board, which has decided on these dates.

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The Real Estate Board of New York plans to have a good representation at the convention. By this early announcement it will be possible for members who desire to go to put these dates on their calendar and make their arrangements accordingly. Reminders will an ments accordingly. Reminders will appear in the Real Estate Magazine, and those who desire to go can communicate with Laurence McGuire, chairman of the convention committee of this board, or Richard O. Chittick, executive secretary.

The convention will be held in the

REALTY READJUSTMENT RUNS ALONG SMOOTHLY

By ARTHUR C. SHERIDAN.

Well Known Developer BeHeves Solution of High Rent
Problem Is Found.

By E. J. RICKERT.

of The Ricket Brown Really Co
A possible solution of the "high cost of living" problem—at least for related families—is the reduction of the rental overhead of each family by the purchase of a house designed especially to avoid the higher construction cost of a typical two family dwelling, yet planned so as to be whelly suited to occupancy by two related families and to minimize the cost of operation and annual upkeep and materially to reduce the labor of house-keeping.

The automobile problem also is solved by the inclusion of a two car garage, which is made a part of the house. The use of this by two families is equivalent to a saving of \$60 to \$100 a month, based on the rates at present chargeo

The animoths problem also is always the final final problem also in the final position. The final problem also is always the final problem also is always the final problem also in the final position and the final problem also is always the final problem also in the final position and the final problem also in the final position and the final problem also in the final position and the final posi

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the map, as the legend indicates, show exactly what type of construction work is going on in each location or how far

whether or not the geological foliations of rock ribbed Manhattan Island are equal to the strain, man continues to gamble on the chance of disaster, and during the last year or two in spite of the all too well known handicaps to the

of Dempsey & Higbic.

It would be a difficult thing indeed for anyone to attempt to describe the satisfaction which comes to those who dwell in Morristown. Although the town is rich in historical lore, having been the headquarters of General Washington, as well as the scene of numerous other historical episodes, even these charms cannot account for the popularity of the section as a home community. Many other important factors have entered into its development as one of the most exclusive residential sections of New Jersey.

Nestled among the hills, Morristown the county seat of Morristown are surrounded by an atmost all the benefits of a modern city. They have an efficient police deportment, a motorized fire department, private as well as excellent public schools churches of every denominations, stores, markets and shops. The markets of Morristown are surrounded by an atmosphere of superiority that makes trading there a real joy.

Its elevation—650 feet above sea level—gives the town a healthful atmosphere which naturally tends to give a distinctive personality to its inhabitants.

Morristown has had a conservative growth, not speculative—a growth in which cooperation and a realization of the values have caused a steady healthful development from a real composition at 13-73 Broadway.

Richard O. Chittick, executive secretary.

The convention will be held in the Auditorium, which has a seating capacity of about 4,300. The Chicago heard plans to make the convention a huge success, and is on its mettite to outdothe Read Estate Board of Kansas City in the remarkably successful results of the June convention of 1920.

NEWARK THANSACTIONS.

The Franklin Motor Car Company has purchased the three story building, 50x 16a, at 558-568 Broad street from the Real Securities and Investment Company. The building has just been completed. Feist & Feist leased space in the St. Regis Building, Park place and Centre street, to the International Securities Company. The Spillonger, Inc., sold the three story frame flat, 33.4x166, at 361 New York avenue, for the Company to John Beiner.

The same brokers leased for Huylers store and basement in 571 Broad street to this Good Housekeeping Appllances of the Corporation.

Interior personality to its inhabitants.

Morristown has had a conservative agrowth in which cooperation and a realization of time values have caused a steady from the which cooperation and a realization of time values have caused a steady as the course is the which cooperation and a realization of time values have caused a steady as the street standpoint. Within a mile or a sold the county seat may be found the estates of some of the best known and the value of the least known of the United States.

Prominent among these are the places of C. W. Armour, Oliver C. Billings, General E. P. Meany, Duding the product of the United States.

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MAP DRAWN BY HARRY A. CHANDLER.
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The unprecedented amount of building work going on in the "toe of Manhattan," or that portion of the city from Fulton street to the Battery, is shown in the accompanying illustration. The compilation of data used in the drawing of the chart required much time and effort. A painstaking canvass was made of the entire area and the records of the Bureau of Buildings were minutely combed so that no undertaking might be omitted. The numbers on

From Fifth Ave. to Ave. A

make room for this improvement.

At 7 to 11 Water and 8 to 12 Front street the National Park Realty Company is erecting a sixteen story building resulted in almost rebuilding the old

SCALE

that highly desirable result. Nor can we share the prevailing opinion that easier mortgage money would do much to solve the problem, at least so far as the suburban district is concerned. We find a more perplexing condition than that, i. e., stubborn refusal to build or buy at present costs. Therefore we await 1921 a least with intense interest. Some of the questions are:

Will two families continue to "grow" where but one grew before? Will builders build when there are no buyers? Will occupant-owners sell themselves out will grow and ma
Seventh street.

Meister Builders, Inc., bought from the Buyon to \$110 per monu.

State Builders, Inc., bought from the Meister Builders, Inc., bought from the Buyon to \$110 per monu.

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some miraculous drop in labor and ma-terial? Will the folly of governmental subsidy be added to fallacious tax 'ex-emption and confiscatory rent laws?

The Druckiel homestend on Howard subsidy be added to fallacious tax 'exemption and confiscatory rent laws?

OFFERS WIDE SELECTION AT THIS SPECIAL SALE

Among the parcels to be offered at the special, sale to be conducted by Joseph P. Day, auctioneer, in the Vesey Street Exchange on Thursday, January 20, at mon are the four story building at the northwest corner of Monroe and Jackson streets through to Madlson street; also in The Honx a half interest in the vacant plot at the southeast corner of Amsterdam avenue and 18th street, 6.11x100.

Offerinas in Manhatum melinde the temenents at 51-225 West Terest, the mod of the temenent at 524 West Forty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, a lot on the cast side of Union avenue, twenty-sixth street, in The Bronx, and the street, the street, the street, the street in The Bronx and plate and the street, so on the street shell the the northwest corner of St. Nicholas avenue and lifth street.

Fig. 20,000,000 Deals on North Shore.

The Archive Notes and Nicholas avenue and lifth street, so on the northwest corner of St. Nicholas avenue and lifth street, a live story Gouble flat with two stores, 20,718/011; 258 Atlantic vanishing the street of the northwest corner of St. Ni

Mrs. William K. Vandervilt, whose fine old Gothic home at Fifth avenue and Firty-second street was recently sold to the Emptre Trust Company, caused a sensation last week by purchasing a house in the embryonic Nution place development, which is to the a picturesque colony for society, artistic and professional folk on the bank of the Emst River. Sutton place is that portion of Avenue A from Elsit Fifty-seventh to East Fifty-ninth street. Mrs. Vanderbilt has bought the house shave above at No. I Sutton place through the firm of Webb & Knapp. It will be remodelled and decorated by Misk Elsit De Wolfe.

and Suburban Markets

Louis Marks of Goodwin & Goodwin and Song and Af West 125th street, two four ctory buildings, with stores, 40x 199.11, to the Bracken Furniture Company, which will alter upon the expiration of present leases. The property was cold for Louis Frankel, represented by Feiner & Maas. Arthur N. Sloman represented the purchaser. The Bracken Furniture Company also leased for temporary quarters the adjoining store and basement of 49 and 51 West 125th street until the completion of 45 and 47 West

Dwelling Buying Increases.

M. H. Gaillard & Co. sold for Mrs. H. J. Power, to the Drive Holding Company, the three story residence, 20x100, at 333 West Eighty-fifth street. The building will be altered into apartments.

Albert B. Ashforth, Inc., sold the dwelling at 127 East Thirty-first street for Mrs. Ella Lynch to Mrs. Florence J. Eddows.

Charles A. DuBois resold for Law-

Charles A. DuBois resold for Lawrence S. Goldberg to Anna Kramer, the
three story dwelling, 19x99.11, at 531
West 150th street.
Duross Company sold for Arthur Cauwenberghs the three story house at 326
West Eighteenth street, to James Doody.
The three story dwelling, 20x162.2, at
333 West Eighty-fifth street has been
sold by H. Josephine Power to Annette
Nigra, who has resold the property to
the Drive Holding Company.
Nosnibor Operating Company has sold
to Patrick J. Tague the three story

to Patrick J. Tague the three story dwelling, 20x99.11, at 197 West 130th Newark Realtors Protest Taxes.

Newark apartment house owners will meet next Wednesday evening at 781 Broad street to protest against pro-posals to increase assessments on their

Miscellaneous Lenses.

Albert B. Ashforth, Inc., leased the twelfth floor in the Bankers Trust building, at Madison avenue and Fiftyseventh street, to Snowden & Mc-Sweeney, Inc., for ten years. Brady & Bowman were associate brokers.

William S. Sussman, Inc., leased space in 117-119 West Forty-sixth street to L. Gevaert & Co., Noxall Film Company and Medo Photo Supply Company.

Duross Company leased a loft in 1-9 Bethune street to the Star Candle Lamp Company; also the following stores: In 202 West Pourteenth street, to Emanuel Gloumousis and Louis Tsakiris, for five to P. J. Lawless; in 40 Little West Twelfth street, to G. P. Hammond & Co.; in \$32 Washington street, to Eli Schechter, and in \$34 Washington street, to Fill Schechter, and in \$34 Washington street, to Fill Schechter, and in \$34 Washington street, to Philip Peters.

Brooklyn Deals Reported.

or and maovernmental ous tax ext laws? The Druckleib homestead on Howard avenue, Grymes Hill, Stapleton, S. 1. has been purchased by Walter Rachells. Cornelius G. Kolf was the broker.

Louis Marks of Goodwin & Goodwin, day, January 11, the board adopted a

basement of 49 and 51 West 125th street
until the completion of 45 and 47 West
125th street.

Waterman Co. Buys Newark Plant.

The General Phonograph plant on
Thomas street, Newark, N. J., has been
purchased by the L. E. Waterman Company, fountain pen manufacturers. The
building is five stories high and covers
a plot 400x525 feet with an extension
50x100 through to Mulberry street, and
contains about 250,000 square feet of
floor space. Leon Feist represented the
sellers and E. E. Bond & Co. represented the buyers.

West Side Apartment in Deal.
Spotts & Starr, Inc., sold for Charles
L. Hoffman, committee for Adelaide F.
Brady, to John P. Flannery, the five
story apartment house at 90 West 103d
etreet, 20x110.

B. Greenman, builder—as additional directors.

The directors also announced the appointment of Bruce Duncan, senior of
Duncan & Campbell, and Maurice J.
Moore, as counsel to the board.

At the annual meeting of the Long
Island Real Estate Board on Wednesday,
January 12, at the Cafe Boulevard,
Stephen Yates was reclected president,
and Granville H. Rome reclected treasurer. The remaining officers were
chosen as follows: vice-president for
Kings, Arthur J. Horton; vice-president for
Charles Yung; vice-president for
Nassau, Ernest S. Randsll of Freeport;
vice-president for Suffolk, Edward N.
Rowley; secretary, Harvey Craw. The
question of "National Thrift Week"
was taken up and eight members of the
board volunteerd to talk at various
factories on "Own Your Home" day.
Harry Sugarman sold for the Ethol
Holding Company, And William
H. Greenters.

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Harry Sugarman sold for the Ethol Holding Company, Henry Southgate president. 134 West 131st street, 20x 100, a three story residence to a client of Clarence Mohrman.

JACKSON HEIGHTS

Many Apartments Were Sold on the Tenant-Ownership Basis.

By E. A. MACDOUGAL. President of the Queensboro Corporation

York city having within a similar area as many cooperatively owned apartments as Jackson Heights, in the Borough of Queens, two miles from the Queensboro Bridge and twenty-two minutes from the Grand Central Termi-